

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 9010 Calvin Cafritz et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- May 11, 1967

ORDERED:

That the appeal for further processing under Article 75 of the Zoning Regulations to permit 450 square feet of floor space for laundry and dry cleaning pick-up station in Wingate East at Nichols Avenue between Galveston and Irving Streets, SW., lots 28 and 29, square 6271, be granted including amendment.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-A District.
- (2) The appeal is amended to add lot 27 to the lots originally listed in the appeal. The site was resubdivided of record at Book 133, Page 13, August 13, 1966, at the Surveyor's Office. This action was subsequent to the Zoning Commission approval under Article 75.
- (3) Pursuant to the provisions of Section 7501 of the Zoning Regulations, the Zoning Commission approved the Wingate project consisting of Wingate House and Wingate East (Case No. 63-81) on March 3, 1964.
- (4) On May 20, 1964 the Board conditionally granted Appeal No. 7747 and retained jurisdiction.
- (5) The Board also granted permission to use an additionally 4,000 square feet in the project for use as doctors' offices in Appeal No. 8544 effective March 25, 1966.

(6) The subject apartment complex contains a total of 750 apartment units and some commercial adjunct facilities.

(7) The project as approved by the Zoning Commission has been completed.

(8) Subsection 7501.110 gives the Board authority to approve adjustments to the plans as approved by the Zoning Commission, after completion of the development in toto.

(9) It is now requested that 450 square feet of floor space be permitted to be used as a laundry, dry cleaning and package pick-up station. The facility will be used only to serve the tenants of the apartment complex.

(10) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that approval of this commercial facility within this apartment complex will have no detrimental effect on nearby property and is consistent with the prior approval of the Zoning Commission under Article 75 of the Zoning Regulations.